



Garratt Lane, London SW18 4DH

welcome to

Garratt Lane, London

An immaculate and very well-presented one double bedroom, third floor apartment with communal garden and a lift.

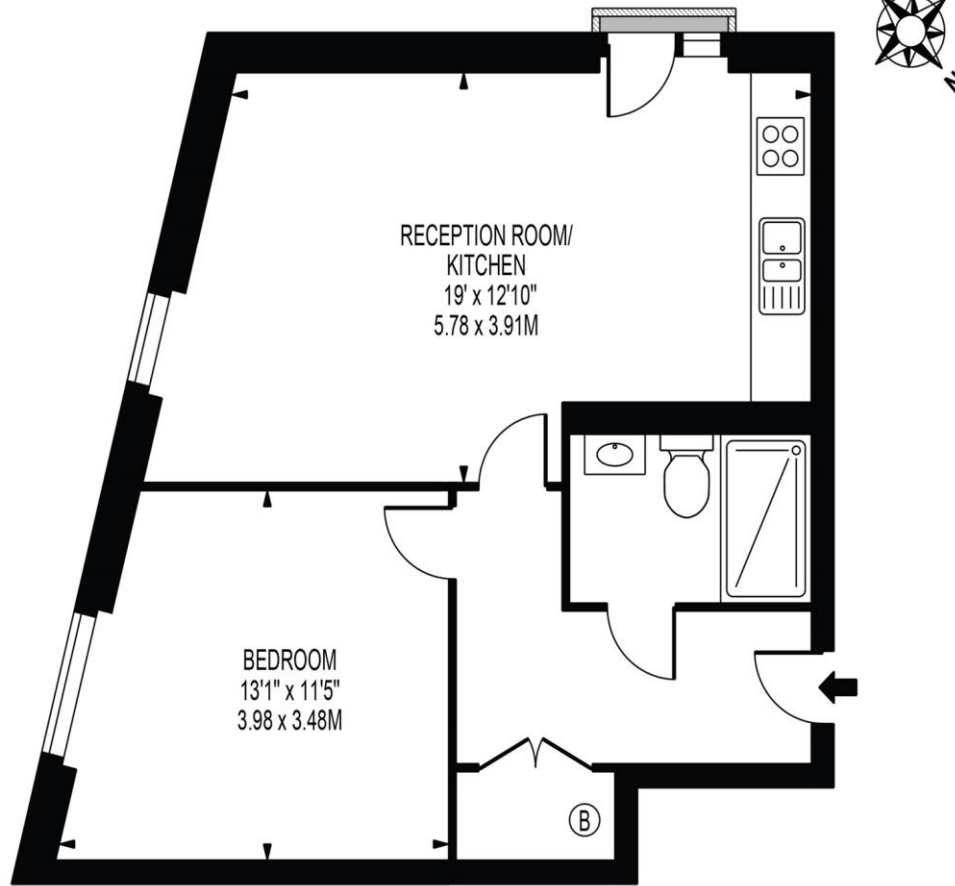
The property comprises of a bright and airy, open-plan living room and kitchen, a double bedroom, a family sized bathroom and a communal garden. Further benefits include bike storage, a long lease and Wandle river view.

The apartment is in a private development on Garratt Lane in the heart of Wandsworth, ideally located within close proximity of the amenities of Southside Shopping Centre and close to the open spaces of King George's Park, as well as a short walk away from the shops and cafés of Old York Road. The nearby mainline station of Wandsworth Town provides direct links into London Waterloo and the West End.



GARRATT LANE LONDON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 542 SQ FT - 50.35 SQ M



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- South-west Facing Open-Plan Living
- Communal Garden and River Wandle View
- Bike Storage and Lift
- Long Lease and Low Service Charge
- Close to Southside Shopping Centre

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£365,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EAR104999](https://www.barnardmarcus.co.uk/Property/EAR104999)



Property Ref:
EAR104999 - 0005

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